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2 Bed Flat In Parker Building Freda Street, London, SE16 4ED

£206,500





SHORT DESCRIPTION

Property Ref: 16346 Beautifully Presented Two-Bedroom Third Floor Apartment with Underground Parking & Private Balcony – Chain Free This recently redecorated third-floor apartment offers a stylish and spacious home ready to move straight into, finished to a high standard throughout. Designed with modern living in mind, the property features a bright and airy open-plan kitchen and living area, creating a welcoming space perfect for relaxing or entertaining. The contemporary kitchen comes fully equipped with integrated appliances, including a dishwasher, seamlessly blending practicality with sleek design. The apartment benefits from two generously sized bedrooms, a luxurious four-piece bathroom suite, and ample storage throughout, including convenient hallway storage. Energy-efficient underfloor heating and a contemporary finish ensure both comfort and practicality, making this home ideal for first-time buyers, professionals, or those looking to upsize. One of the standout features is the private corner balcony with outside storage, providing the perfect spot to unwind or enjoy outdoor seating. The property also includes an allocated underground parking space registered on the lease, as well as access to a secure bicycle locker. Residents can also enjoy the communal courtyard and garden areas. Further benefits include a favourable EWS1 rating, a very good energy efficiency rating, fibre broadband availability, lift access, wheelchair accessibility, and a secure communal entrance with an entry system. The property is offered chain-free, making it an excellent opportunity for buyers seeking a smooth and straightforward purchase. Ideally situated within a vibrant and well-connected neighbourhood, the apartment is close to a variety of local amenities, including shops, cafés, restaurants, and leisure facilities. Excellent transport links provide easy access to nearby towns, the city centre, and the River Thames, while nearby parks and green spaces offer plenty of opportunities for outdoor activities. Families will also appreciate the proximity to well-regarded schools and community services. Key Features: Two spacious bedrooms Modern four-piece bathroom suite Open-plan kitchen and reception room Kitchen with integrated appliances, including dishwasher Underfloor heating throughout Private corner balcony with outside storage Allocated underground parking space (registered on lease) Bicycle locker Communal courtyard and garden Secure communal entrance with an entry system Lift access & wheelchair accessible Fibre broadband available Favourable EWS1 rating Very good energy efficiency rating Chain free A superb opportunity to acquire a stylish and well-located home offering modern comfort, excellent amenities, and convenient city access. Property Type: Flat Full selling price: £590000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £206500.00 Monthly rent based on 35% share:£779.42 Remaining lease (In Years): 114 Yearly Ground Rent Cost: £0.00 Council tax band: E EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2

Bed Room(s)

1

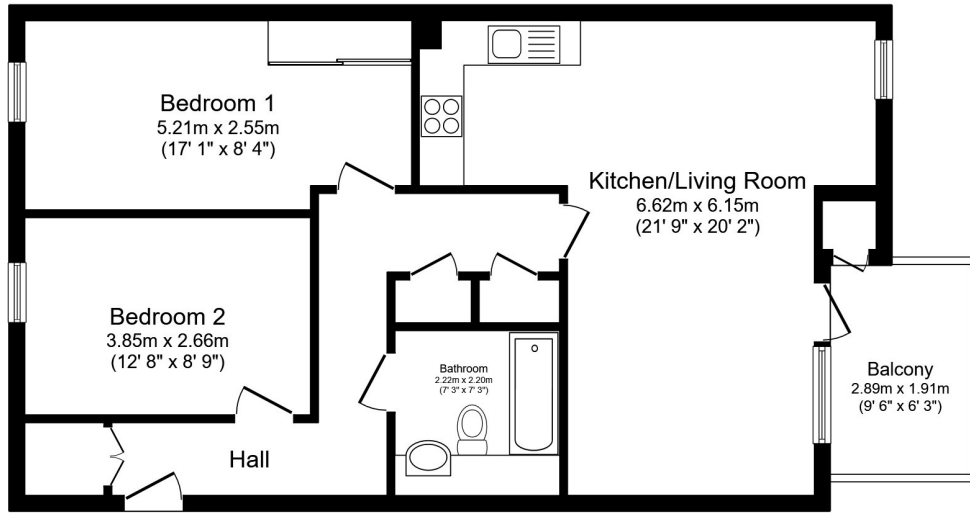
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



3rd Floor

Total floor area 70.6 sq.m. (759 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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